

WEST UNIVERSITY NEIGHBORHOOD PLAN

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WEST UNIVERSITY NEIGHBORHOOD PLAN

Prepared by West University Neighborhood Association
November 1981

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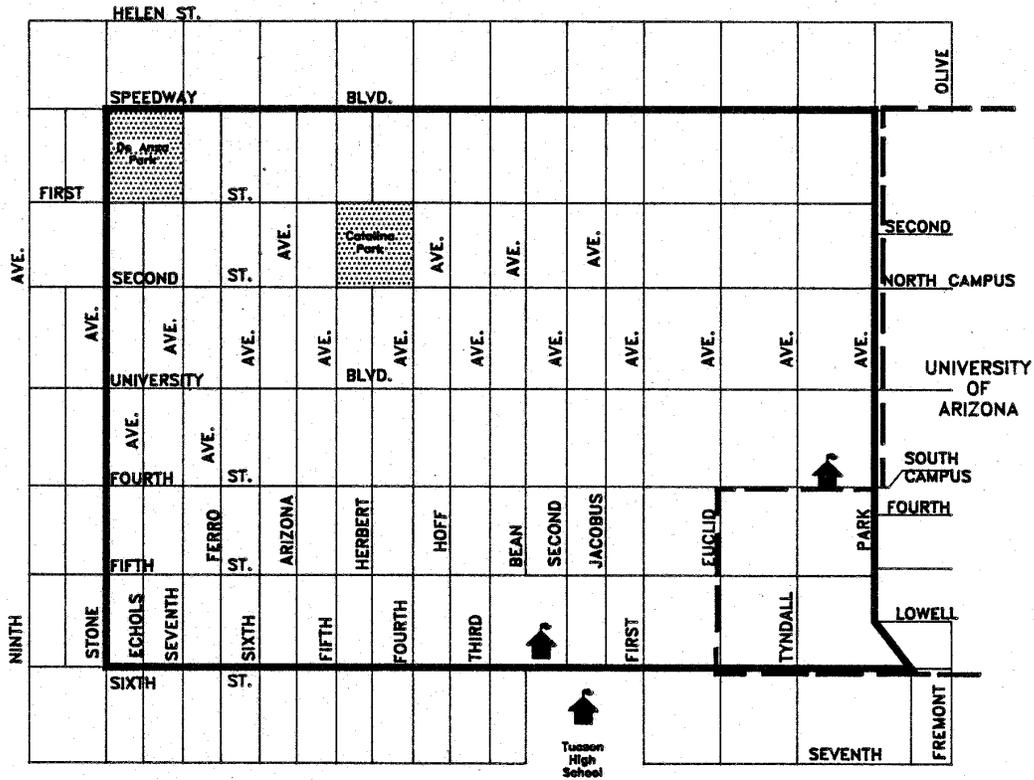
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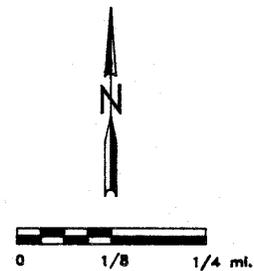
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WEST UNIVERSITY NEIGHBORHOOD PLAN



Legend

-  Plan Area Boundary
-  Schools
-  University of Arizona



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Formal Action

Mayor and Council:

- February 1, 1982 - Resolution 11733 (Adoption)
- March 24, 1986 - Resolution 13561 (Amendment)
- October 12, 1987 - Resolution 14220 (Amendment)
- August 1, 1988 - Resolution 14564 (Update)
- November 28, 1988 - Resolution 14706 (Amendment)
- February 11, 1991 - Resolution 15586 (Amendment)
- September 14, 1992 - Resolution 16107 (Amendment)
- June 28, 1993 - Resolution 16335 (Amendment)
- April 14, 1997 - Resolution 17608 (Amendment)
- April 12, 1999 – Resolution 18264 (Amendment)
- January 12, 2004 – Resolution 19760 (Amendment)
- December 7, 2009 – Resolution 21449 (Amendment)

Hearings:

Mayor and Council

- February 1, 1982
- March 24, 1986
- October 12, 1987
- August 1, 1988
- November 28, 1988
- February 11, 1991
- September 14, 1992
- June 28, 1993
- April 14, 1997
- April 12, 1999
- January 12, 2004
- December 7, 2009

Citizens Advisory Planning Committee

- December 1 & 2, 1981
- March 5, 1986
- September 2, 1987
- July 6, 1988
- November 2, 1988
- January 16, 1991
- August 5, 1992
- April 7, 1993
- March 5, 1997 (Planning Commission)
- March 3, 1999 (Planning Commission)
- December 3, 2003 (Planning Commission)
- October 7, 2009 (Planning Commission)

Profile/Related Plans

The *West University Neighborhood Plan* area is bounded by Speedway Boulevard on the north, Park Avenue on the east, 6th Street on the south, and Stone Avenue on the west. It encompasses a 60-block area located approximately six blocks north of the Tucson Downtown area and immediately west of the University of Arizona. The West University Plan area is approximately 0.36 square miles. The West University Neighborhood is located within the *University Area Plan* area (Adopted in 1989).

The policies of the *West University Neighborhood Plan* are intended to complement and further refine the policies of the *University Area Plan*. In conjunction with the city of Tucson's *General Plan**, these two plans provide land use policy guidance for the West

* *The General Plan* was originally adopted as the "*Comprehensive Plan*" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The term "*Comprehensive Plan (CP)*" was changed to the

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University Neighborhood. Unless specifically excluded or contradictory, the policies of the *University Area Plan* shall apply to the West University Neighborhood.

Purpose

The goal of the plan is to: Preserve and enhance the residential character of the West University Neighborhood.

Adopted Policies and Recommendations

NEIGHBORHOOD CONSERVATION - POLICY 1: The residential character of established neighborhoods needs to be protected.

Action Needed

- A. Utilize *Tucson's Historic District Ordinance* to protect the historic character of the West University Neighborhood.
- B. Preserve sound housing throughout the West University Neighborhood while implementing programs to improve deteriorated housing.
 1. Establish a housing rehabilitation cooperative in the West University Neighborhood that will sponsor and implement a series of self-help programs for neighborhood property owners and residents to minimize building rehabilitation costs.
 2. Encourage the use of currently available and future Federal, State and local housing rehabilitation and historic preservation programs by neighborhood residents (e.g., local emergency rehabilitation and weatherization programs).
 3. Aid and encourage owners and residents to improve and maintain their properties and contribute to an improved appearance for the neighborhood.
 4. Encourage owners of alley houses to upgrade the structures to make them an attractive part of the neighborhood.
 5. Voluntary downzonings are encouraged throughout the neighborhood in areas where:
 - a) Existing land use is inconsistent with present zoning;
 - b) The stability and integrity of the Neighborhood is threatened;

"General Plan" by Ordinance 9517, which was adopted by Mayor and Council on February 12, 2001. This change in title does not affect the content of the Plan.

- c) Present zoning is inconsistent with the land uses specified on the Development Concept Map, particularly in those areas designated "Maintain and Infill Low Density Residential and Related Services."

Groupings of downzonings are encouraged in order to maximize their impact and to assure efficient processing.

- 6. Discourage rezonings to nonresidential use or more intensive residential use in the areas designated as "low density residential" on the Development Concept Map, except as provided for in Policy 3.A.1.
- 7. Strongly encourage all new development with frontage on Euclid Avenue to provide design elements which are sensitive to the low-intensity residential character of the neighborhood located west of Euclid. Elements to be considered include earth berming, landscaping, building setback and stepback and the location of parking, entry points, and activity areas away from existing residential development along and to the west of Euclid. Design elements should be compatible with the historic character of the Neighborhood.
- 8. Work in cooperation with the City of Tucson Transportation Department to explore alternatives for developing a buffer (e.g. landscaped median) along Euclid Avenue within the existing right-of-way.
- 9. Because of the importance of maintaining a "transition area" between the University campus east of Park Avenue and the primarily low density residential portion of the neighborhood west of Euclid Avenue, the impacts of proposed land uses in this area which are not in conformance with the Plan's Future Development Concept Map must be carefully identified in the plan amendment process, evaluated in terms of plan goals and policies and fully mitigated prior to the granting of a plan amendment. This subpolicy includes land uses proposed on properties owned by the University of Arizona which are sold or leased to private entities, as well as to private development of properties designated "University Acquisition Area" on the Concept Map.
- 10. Limit building heights west of Euclid Avenue to that allowed by zoning on August 1, 1988. Allow maximum building heights of 40 feet in the transition area between Park and Euclid Avenues, except as follows:
 - a) Allow a building up to 140 feet high to be constructed in the northwest portion of the block bounded by Second Street on the north, University Boulevard on the south, Park Avenue on the east, and the Tyndall Avenue alignment on the west.

(Resolution No. 21449, adopted 12/7/2009, added Neighborhood Conservation Policy 1.B.10.a, and modified the Generalized Future Development Concept Map accordingly)

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- C. Develop and implement programs that will contribute to an increase in homeownership within the West University Neighborhood to promote neighborhood stability and reinvestment.
 - 1. Support the conversion of existing rental housing units to fee simple owner-occupancy, cooperative and condominium forms of ownership.
 - 2. Maintain and infill low density (1-15 units per acre) housing in appropriate locations as shown on the Development Concept Map.
- D. Maintain the economic and ethnic diversity historically present in the West University Neighborhood.
 - 1. Provide a full range of recreational, educational and community service facilities to fulfill the needs of neighborhood residents.
 - 2. Support the continued presence of community-based organizations offering community service and recreational facilities (e.g., YWCA, YMCA).
 - 3. Support the continued presence of Roskruge Elementary School.
 - 4. Encourage the development of an agreement between the City of Tucson Parks Department and Tucson Unified School District #1 to provide community recreational facilities and programs at Roskruge Elementary School.
- E. Improve the appearance and quality of the landscape within the West University Neighborhood consistent with the area's historic character.
 - 1. Improve, as economically feasible, the condition of the residential landscape.
 - 2. Encourage the selection and installation of plant materials that were historically used or are of similar appearance and scale of historically utilized plants to the neighborhood.
 - 3. Encourage the selection and installation of plant materials that will not require excessive water or maintenance, especially when located in the public right-of-way.

POLICY 2: NEW RESIDENTIAL DEVELOPMENT

As living in the Inner city becomes more attractive and more in demand, incentives are needed to encourage construction of residential units which maintain the vitality of neighborhoods and their schools.

Action Needed

- A. Encourage the construction of new compatible residential development within the West University Neighborhood.
1. Encourage the development of sensitively designed housing units on scattered lots (infill construction) throughout the West University Neighborhood.
 2.
 - a. Stimulate the construction of sensitively designed, moderate density housing and explore the potential for mixed use residential/commercial development at appropriate locations as shown on the Development Concept Map. Moderate residential densities of 15-40 units per acre are appropriate.
 - b. Allow for sensitively designed dormitory uses with integrated commercial development within the area bounded by Tyndall Avenue, Second Street, Euclid Avenue, and University Boulevard, with a density of up to 126 units per acre to be based on conformance with the following criteria:
 - 1) Development shall provide a transition of building heights from lower scale development along Euclid Avenue and University Boulevard, to greater heights toward the northeast corner of the site. Design treatments, including setbacks, stepbacks, and variations in roofline shall be used to accomplish this objective. No portion of ground level development should contain extensive unbroken wall surfaces or other monotonous visual features.
 - 2) Development along University Boulevard shall maintain the scale and character of existing historic development in conformance with the criteria of the Tucson Historic District and Landmark Zone Ordinance. Development plans for the entire site shall be reviewed by the West University Historic District Advisory Board. In addition, development of the entire project shall reflect and compliment the architectural context and character of the University of Arizona campus. Review of this criteria shall be carried out by the Architectural Approval Board.
 - 3) Development shall maintain and enhance pedestrian linkages and lively street level pedestrian activity along University Boulevard and Tyndall Street. Commercial activity, including outdoor displays and seating areas, shall be provided at the street level.
 - 4) Streetscape improvements shall conform to the character and scale of other streetscape improvements in the neighborhood, particularly along University Boulevard. The provision of shade, transit stops, street furniture, and other improvements shall be encouraged.
 - 5) Landscaping shall be chosen which is compatible in species, scale, and pattern of use as that which is historically found in the West

University Neighborhood. Landscaping should otherwise be designed to conserve water.

- 6) Any development will be subject to the approval of a developer-funded traffic and circulation impact study, acceptable to the City of Tucson. Design shall orient traffic away from established residential areas. No vehicular access shall be allowed on University Boulevard.
- 7) Maximum building height (exclusive of elevator housing) will be 90 feet with 50 percent of the total building area to be 40 feet in height or less. An allowance of up to 25 feet in additional height will be granted for the following provisions:
 - a) The provision of an integrated design and development for the entire block;
 - b) The provision of commercial uses and related pedestrian amenities along the entire blockface of University Boulevard; and
 - c) The provision of all required parking on-site, with all residential parking to be located underground, below existing street grade.

(October 12, 1987, Resolution #14220, WUNP, New Residential Development, Policy 2, A.2.b.)

- c. Allow for sensitively-designed high-intensity residential uses (up to 100 units/acre) with integrated commercial and office uses, at the southwest corner of Park Avenue and First Street. The building height will be a maximum of 6 stories. All access will be provided from Tyndall Avenue, and this development will be subject to a developer-funded traffic and circulation study, acceptable to the City of Tucson. Streetscape improvements will be consistent with the scale and character of a regional activity center. To the greatest extent practicable, all uses will be oriented towards the campus community and surrounding neighborhoods.

(January 12, 2004 Resolution # 19760, WUNP, New Residential Development, Policy 2.A.2.c.)

- B. Ensure that new residential developments of significant size incorporate general recreational amenities and landscape areas as part of their overall development programs.

- C. Ensure that new residential developments provide adequate off-street parking. This is especially important in areas of the neighborhood where existing houses do not have off-street parking.
- D. Encourage the vacating of underutilized alleys and the return of this land to adjacent property owners, development for other public purposes (e.g., recreational facilities), development as off-street parking areas or sale to private developers.

POLICY 3: COMMERCIAL AND OFFICE DEVELOPMENT

Commercial and office activities serve the needs of the neighborhood, the community and the region. Therefore, the adequacy and appropriateness of office or commercially zoned land should be evaluated and zoning adjustment made when necessary.

Action Needed

A. Ensure that conversion of residential structures to nonresidential uses is minimized to protect the integrity of residential areas.

1. Closely review all zoning requests for conversion within the neighborhood to ensure they comply with the following criteria:

Consider conversion of residential uses to office uses along major streets in the "Low Density and Related Services" areas, only when all of the following criteria apply:¹

(March 24, 1986, Resolution #13561, WUNP Commercial Development Policy 3.A.1)

- a. the adjacent uses and zoning are also office or commercial.
- b. access can be provided from the front or side of the property.
- c. parking and maneuvering requirements can be met on-site.
- d. the parcel is not suitable for residential purposes.

When a rezoning application is for adaptive reuse, the stability of the property for residential purposes shall be determined by the governing body on a case by case basis.

2. Consider the partial conversion of residential uses to residentially scaled office uses in the "Low Density and Related Services" areas when in conformance with the following criteria:

- a. The property is of suitable size and configuration such that the residential and office component use can operate compatibly on-site. This will be accomplished by maintaining the existing residential portion of the site.
- b. The scale of the office use, considering its size and intensity, will not create traffic, parking, or other negative impacts which would adversely affect the character of the area.
- c. The residential and office component use meets the following criteria:

¹With the exception of 0-1 rezoning cases on Speedway Boulevard where Criterion "a" is deleted. In such cases access alternatives shall be carefully evaluated and consolidated access shall be encouraged wherever possible.

(November 28, 1988, Resolution #14706, WUNP Commercial Development Policy 3.A.1)

- 1.) The property is located within 400 feet of Speedway Boulevard, Stone Avenue or Euclid Avenue.
- 2.) All parking and maneuvering can be met on-site.
- 3.) The office component portion of the site contains no more than two offices. If two offices are desired, the total square footage of both offices combined total a minimum of 1,600 square feet.
- 4.) No more than 60 percent of the building or structure is devoted to office use.
- 5.) The residential component is retained on-site and does not have a home occupation
- 6.) The residential portion of the property contains only one single family use.

(June 28, 1993, Resolution #16335, WUNP Commercial Development Policy 3.A.2.)

- B. Prevent the establishment or extension of strip commercial districts in the neighborhood.
 1. Support the maintenance, intensification, and strengthening of existing neighborhood commercial nodes at University Boulevard/Tyndall Avenue and 4th Avenue/6th Street.
 2. Restrict commercial development to those areas identified on the Development Concept Map.
- C. Upgrade and maintain existing commercial services.
 1. Promote shared off-street parking facilities, the development of streetscape improvement programs, and the establishment of landscape buffers between commercial uses and adjacent residential properties.
 2. Encourage commercial retail and service uses and related facilities to screen storage and trash removal areas.
 3. Encourage the development of off-street parking areas with appropriate amenities and screening within defined commercial districts.
- D. Allow for the adaptive use/reuse of the historic YWCA building for professional and semiprofessional office uses, if the following criteria are met:
 1. The existing principal structure on the parcel is retained.

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2. The existing principal structure, which contributes to the historic district, is maintained.
3. The governing body has determined that the structure is not suitable for residential use.
4. The office use does not adversely impact surrounding land uses.

(September 14, 1992, Resolution 16107, WUNP ADD Commercial Development Policy 3.D Adaptive Reuse of YWCA)

- E. Allow for the adaptive reuse of the old Lohse YMCA building for residential, craftwork, entertainment, gallery, professional, and semi-professional office and restaurant uses if the following criteria are met:
1. The existing principal structure is retained
 2. The craftwork, entertainment, gallery, and office uses do not adversely impact surrounding residential land uses.
 3. Adequate off street parking is provided to prevent spill-over into the West university Neighborhood.
 4. Parking access and egress are designed so as to minimize non-residential traffic on residential streets.

(April 14, 1997, Resolution #17608, WUNP add Commercial Development Policy 3.E. Adaptive Reuse of YMCA)

POLICY 4: PUBLIC IMPROVEMENTS

Develop and maintain a streetscape that supports the West University Neighborhood's residential and historic character.

Action Needed

- A. Ensure that any transportation improvements which affect the West University Neighborhood are designed to ensure maintenance and preservation of neighborhood integrity and character.
1. Ensure that any transportation improvements within or adjoining the neighborhood are done in a manner which minimizes impact on the neighborhood. Great care should be taken to ensure maximum protection to existing residential structures within the National Register of Historic Districts and minimum property acquisition should occur only after all other avenues of action have been explored with the neighborhood.

2. Work closely with municipal and regional transportation planners to minimize new traffic flow within the neighborhood and, insofar as possible, to reduce existing traffic flow.
 3. Maintain residential speed limits on all interior streets within the neighborhood.
 4. Ensure that new major traffic arteries are routed around, rather than through, the neighborhood.
 5. Ensure that all residential uses are adequately buffered from major transportation corridors.
- B. Support the development of public transit facilities necessary to serve the West University Neighborhood.
1. Maintain a level of bus routes and stops which adequately serve the community while protecting lower density residential areas from unwarranted intrusion.
 2. Encourage the appropriate maintenance of bus stops and waiting areas including the surfacing and placement of benches and bus waiting shelters.
 3. Develop bus stop benches and shelters that are architecturally consistent with the historic nature of the West University Neighborhood.
 4. In coordination with the *El Centro de Tucson Design Plan*, encourage the reintroduction of the University trolley/tram following the 4th Avenue/University Boulevard route to the Central Business District (CBD).
- C. Upgrade and improve the existing streetscape elements (lights, signs, and sidewalks) in a manner that is consistent with the residential and historic nature of the West University Neighborhood.
1. Develop and implement a neighborhood-wide program to upgrade the existing street light system to contemporary standards for security and energy conservation, while maintaining the historic street lights in designated areas.
 2. Ensure that all remaining old style street signs are preserved. In addition, develop a program to replace all new style signs with newly-manufactured replicas of the old style signs. The designated National Register of Historic Districts should receive first priority for this program. However, the entire West University Neighborhood should eventually receive the old style signs to promote neighborhood identity.
 3. Replace damaged sidewalks and install new sidewalks where none exist. Ensure that all sidewalk replacement and repair work maintain WPA imprints and cast metal water utility stop boxes.

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- D. Designate and improve major pedestrian corridors that: (a) link major community elements (e.g., residential areas, commercial areas, campus) and (b) stimulate foot travel and bicycling.
 - 1. Install handicapped ramps at all major street intersections.
 - 2. Encourage paving and lighting improvements to public alleys throughout the neighborhood.
- E. Work for the continued upgrading, facility improvements, and security patrols in DeAnza and Catalina Parks to encourage community social interaction.
 - 1. Provide general improvements to DeAnza and Catalina Parks, such as lighting, irrigation systems, planting beds, walkways, seating, etc.
 - 2. Continue the development of DeAnza Park, at Speedway Boulevard and Stone Avenue, as a community park to serve the needs of the neighborhood, the adjacent Pima Community College and city-wide needs.
 - 3. Continue the development of Catalina Park, at 4th Avenue and 2nd Street, as a neighborhood park to primarily serve the needs of neighborhood residents (e.g., active recreation, passive recreation, events programming).

POLICY 5: UNIVERSITY OF ARIZONA

Work closely with the University of Arizona to assure the University-related development is compatible with the character of the neighborhood.

Action Needed

- A. Continue to work with the University of Arizona through the Campus Community Relations Committee and through other means as appropriate to assure the implementation of the University projects in keeping with the "transition zone" concept set forth in the 1988 *University of Arizona Comprehensive Campus Plan*.
- B. Work with the University of Arizona and the City of Tucson to limit the number and ensure the appropriate location of fraternities and sororities so as to minimize adverse impacts on the Neighborhood.
- C. Continue to work with the University and the City of Tucson Transportation Department in examining the possibility of street closures in the 5th Street and Tyndall Avenue area.



PROPOSED GENERALIZED FUTURE DEVELOPMENT CONCEPT MAP

Legend

-  Maintain and Infill Low Density Residential and Related Services (1-15 Units Per Acre)
-  Maintain Moderate Density Residential (15-40 Units Per Acre)
-  New Development - Mixed Use Commercial/Residential (15-40 Units Per Acre)
-  Maintain Existing Commercial
-  University Acquisition Area
-  Maintain Existing Public and Semi-public (See Commercial and Office Development Land Use Policy 3.D for Adaptive Reuse of the Historic YWCA Building. Amended September 14, 1992, Resolution No. 16107.)
-  Amended October 12, 1987 to Allow Dormitory/Commercial Development Subject to Criteria of Subpolicy 2.A.3.B
-  Amended February 11, 1991, Resolution No. 15586, to Allow Residentially Scaled Office Uses on the Western 1/2 of Block Bordered by Speedway, Tyndall, First St., and Euclid.
-  Amended April 12, 1999, Resolution No. 18264, to allow Residentially Scaled Office Uses on 3 lots at 935, 939-41, and 943 E. Tyndall Ave.
-  Amended January 12, 2004, to allow New Development-Mixed Use Commercial/Office/Residential (up to 100 units per acre). See new Residential Development Policy 2.A.2.C., Resolution No. 19760.
-  Amended December 7, 2009, Resolution No. 21449, to allow 140' High Building in the Northwest Portion of the Block Between University Blvd. and Second Street, and Park Avenue and the Tyndall Avenue Alignment.